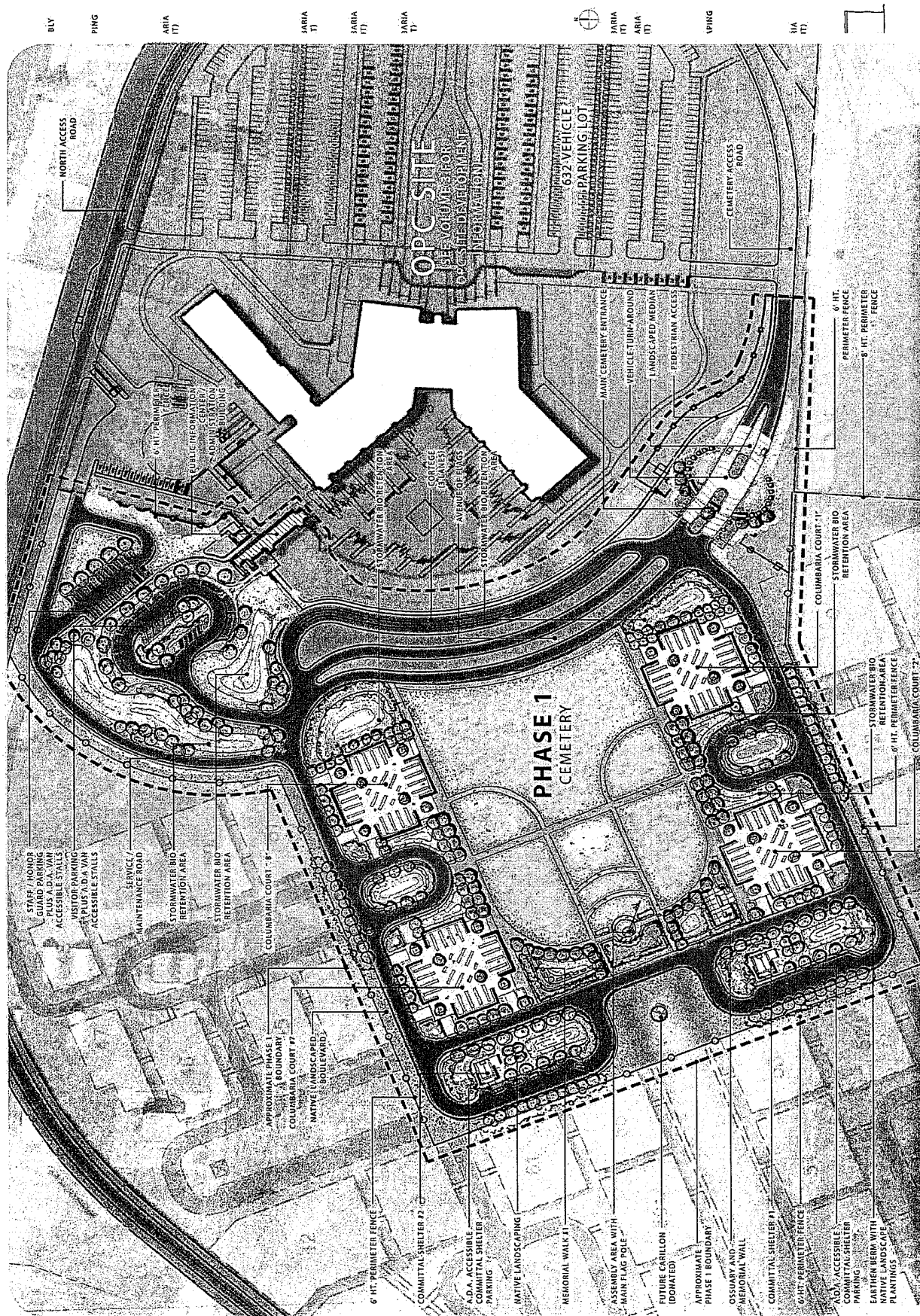


Exhibit A: Project Location and Proposed Site Plan



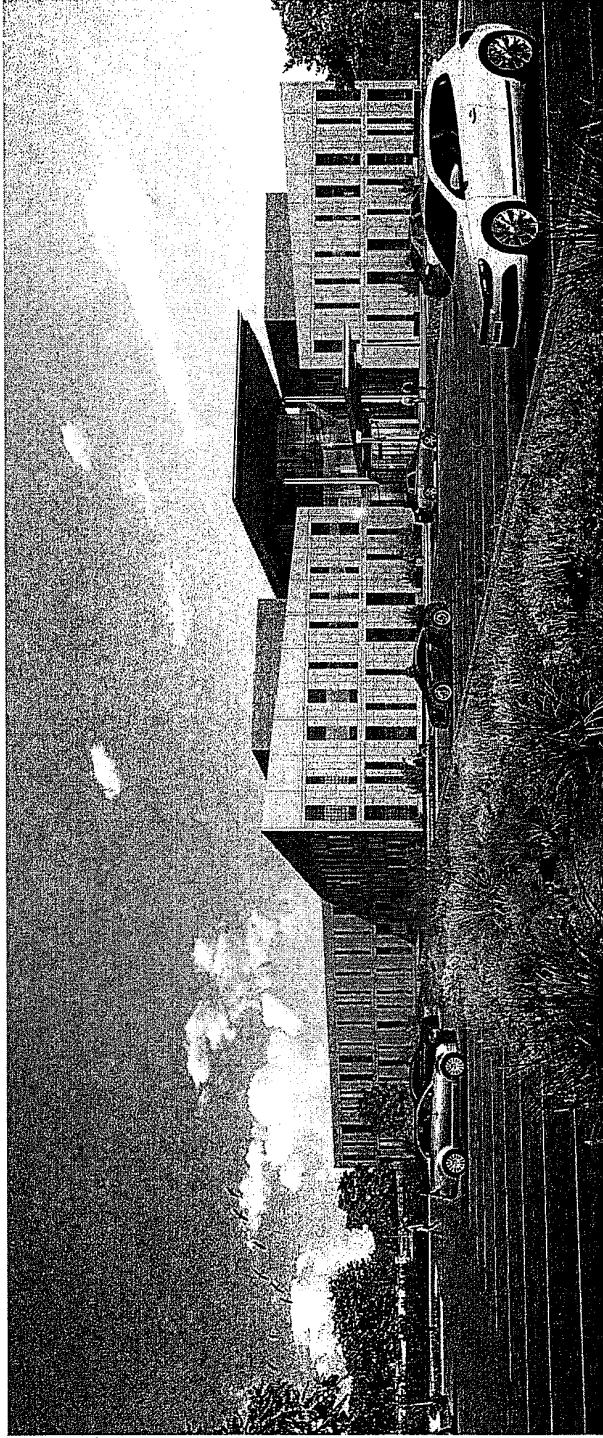
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COLUMBAR

EXHIBIT B



# FOR

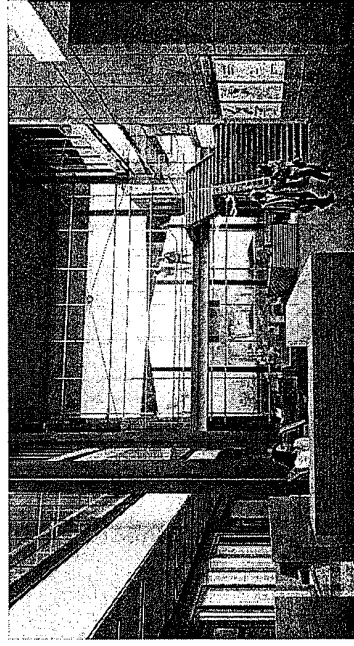
November 19, 2013



ENTRY VIEW



COURTYARD



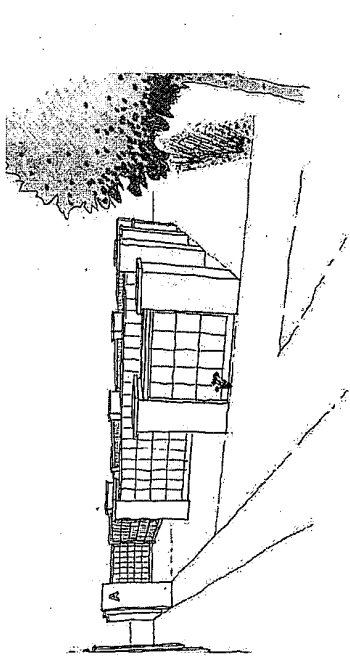
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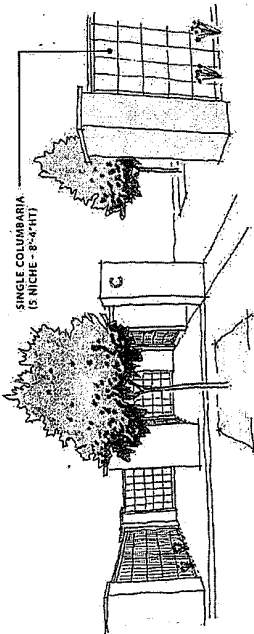
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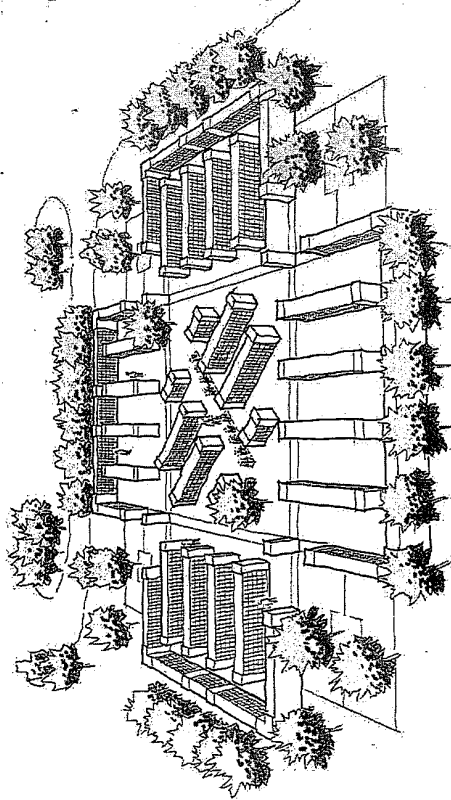
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1. L6 NTS  
THEME "A" - COLUMBARIA COURT PERSPECTIVE - CENTER AREA

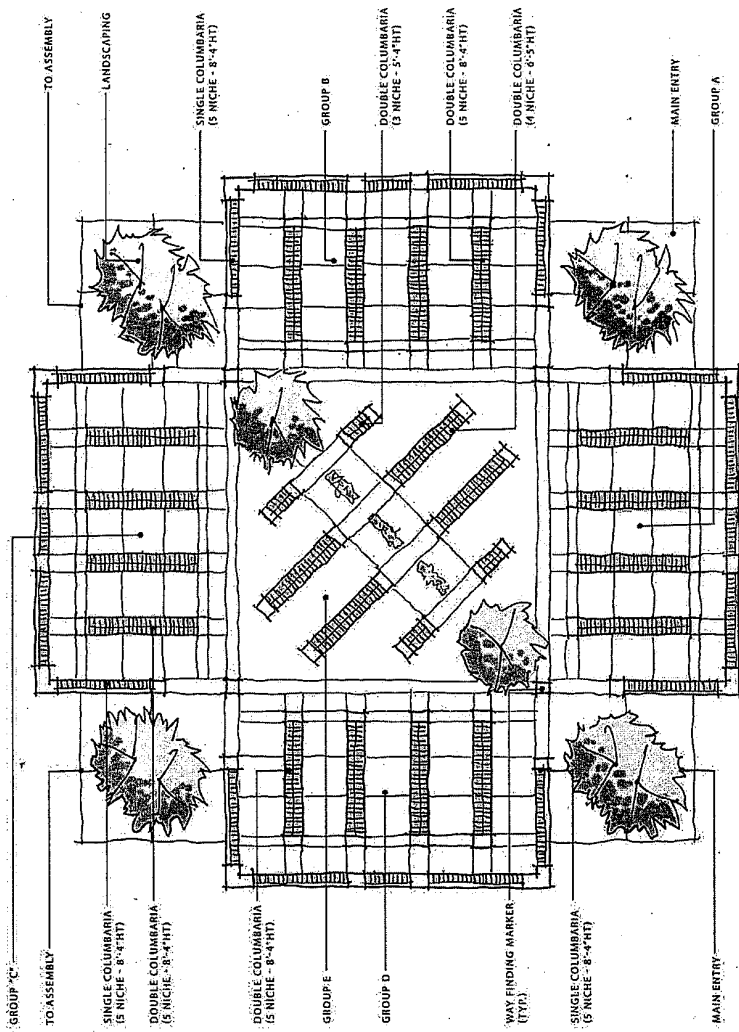


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THEME "A" - COLUMBARIA COURT PERSPECTIVE - LOOKING OUT AT ENTRY

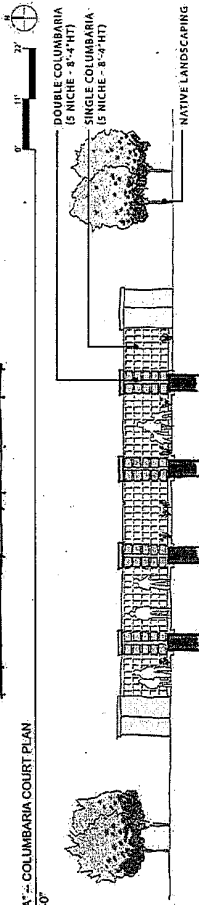


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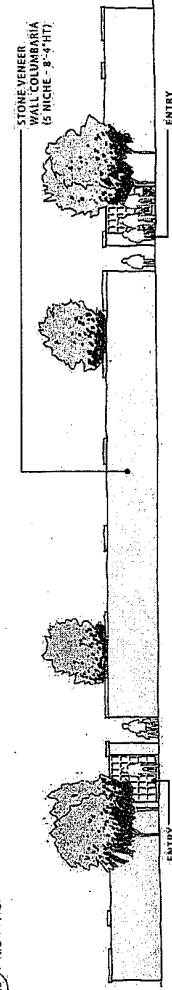
November 19, 2013



3. L6 3/32" = 1'-0"  
THEME "A" - COLUMBARIA COURT PLAN



4. L6 1/8" = 1'-0"  
THEME "A" - COLUMBARIA COURT SECTION

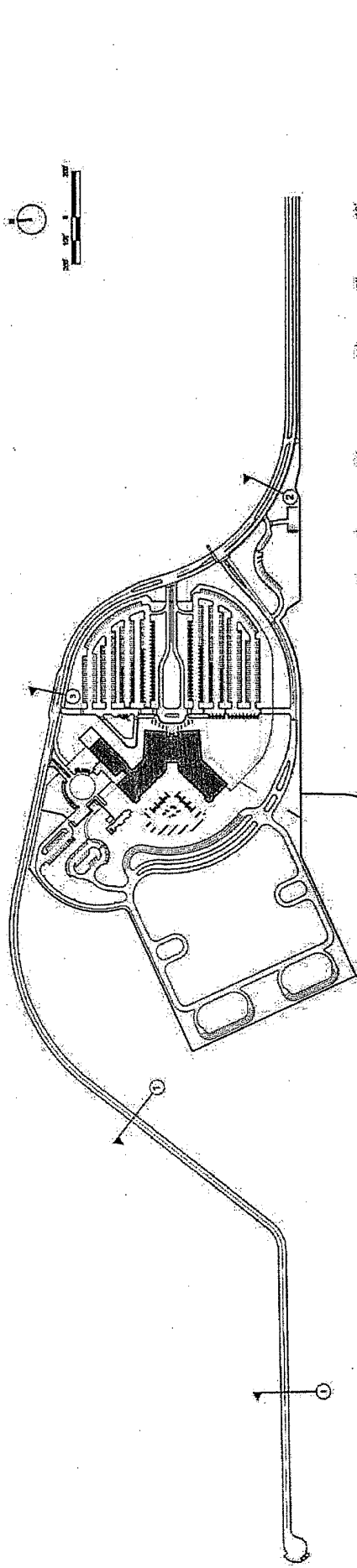


COLUMBARIA COURTS

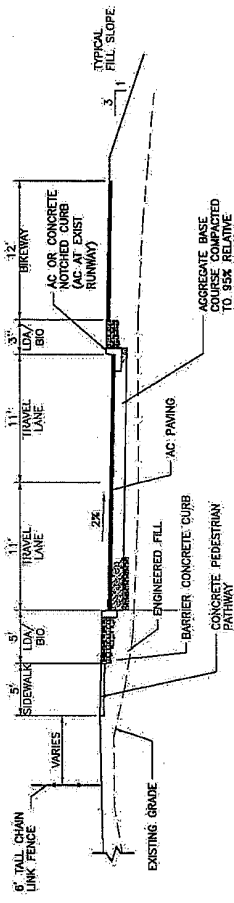
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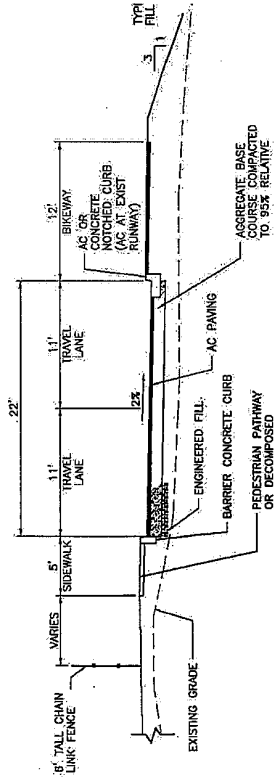




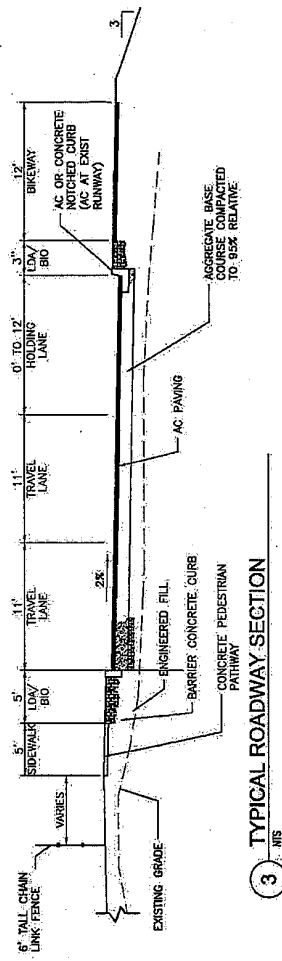
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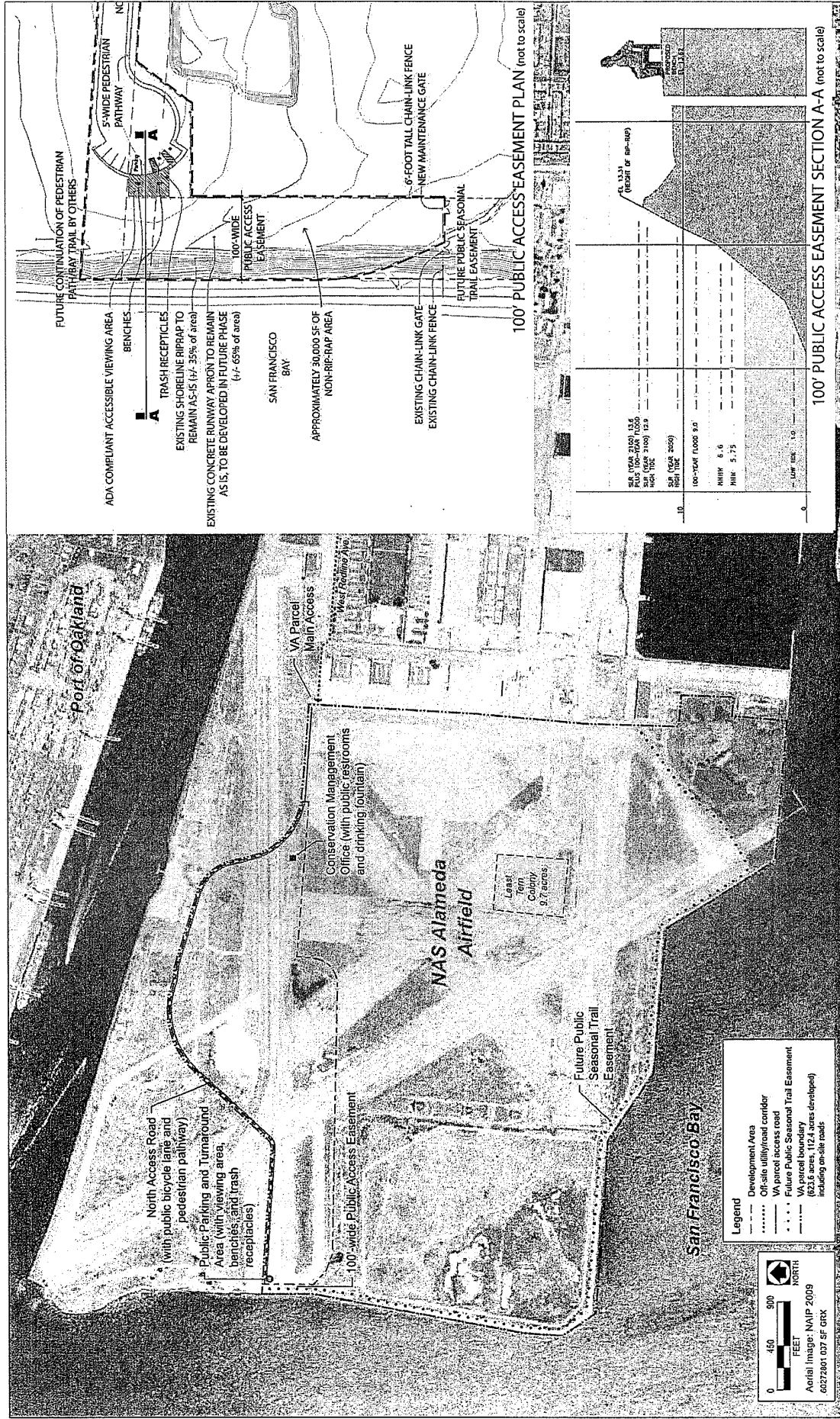
2 TYPICAL ROADWAY SECTION  
NS



1 TYPICAL ROADWAY SECTION  
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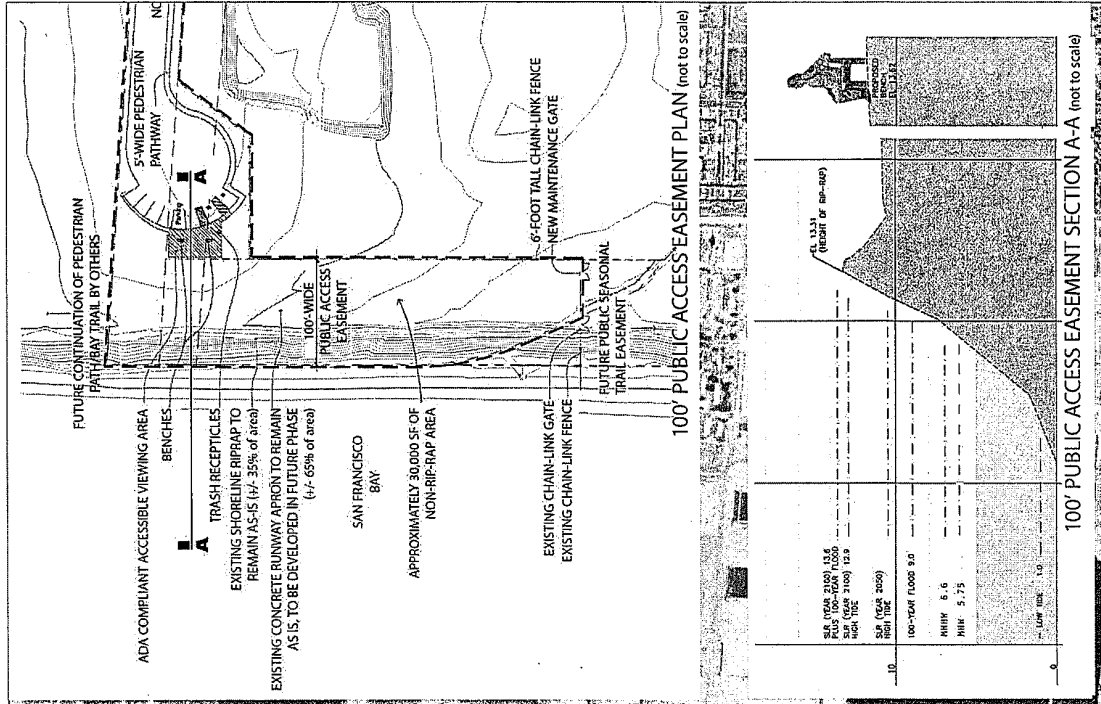


3 TYPICAL ROADWAY SECTION  
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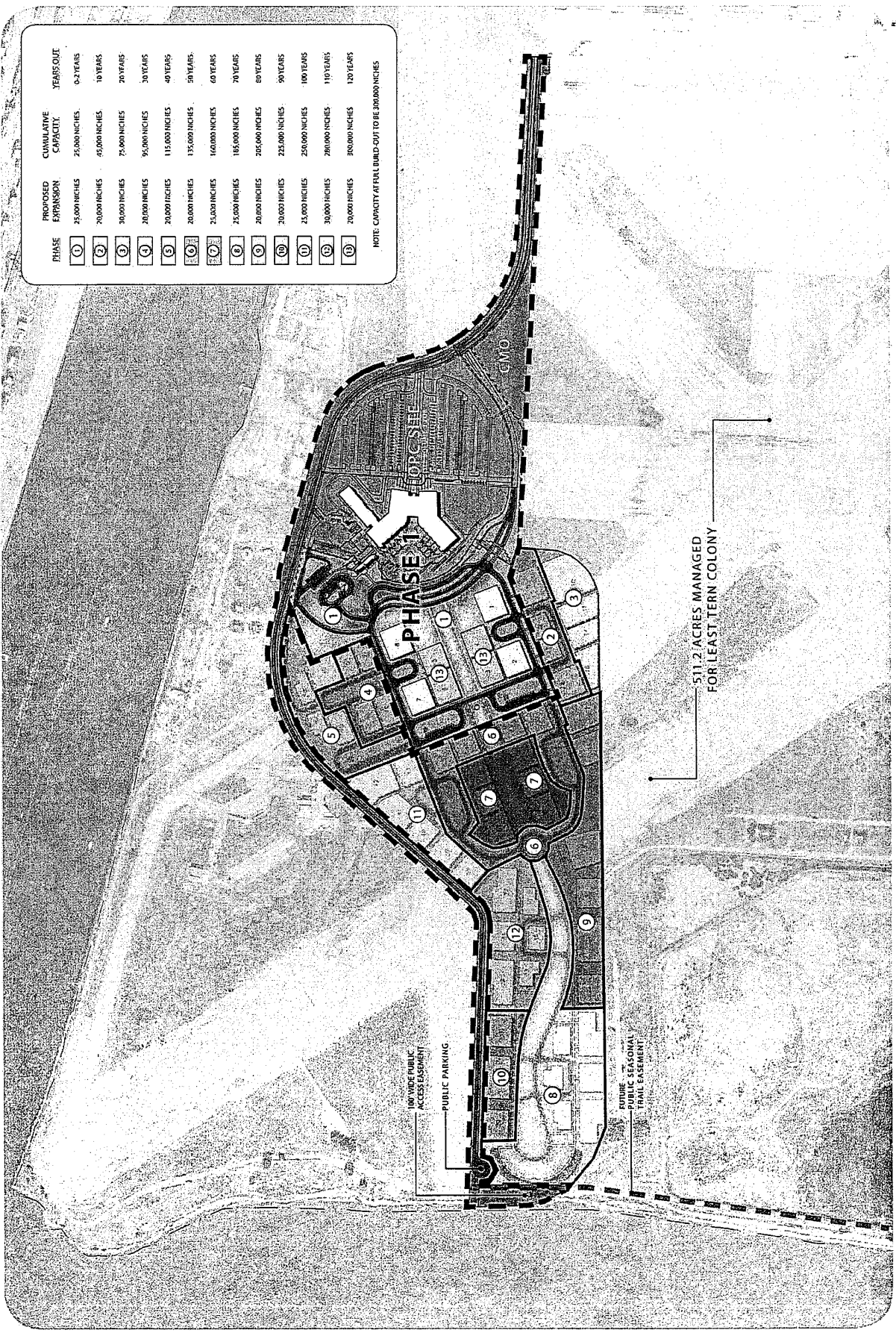
Source: Data compiled by AECOM 2012, 2013; updated September 19, 2013

## Exhibit G: Public Access Improvements



PHASE	PROPOSED EXPANSION	CUMULATIVE CAPACITY	YEARS OUT
1	25,000 NICHES	25,000 NICHES	0-2 YEARS
2	20,000 NICHES	45,000 NICHES	10 YEARS
3	20,000 NICHES	65,000 NICHES	20 YEARS
4	20,000 NICHES	85,000 NICHES	30 YEARS
5	20,000 NICHES	105,000 NICHES	40 YEARS
6	20,000 NICHES	125,000 NICHES	50 YEARS
7	20,000 NICHES	145,000 NICHES	60 YEARS
8	20,000 NICHES	165,000 NICHES	70 YEARS
9	20,000 NICHES	185,000 NICHES	80 YEARS
10	20,000 NICHES	205,000 NICHES	90 YEARS
11	20,000 NICHES	225,000 NICHES	100 YEARS
12	20,000 NICHES	245,000 NICHES	110 YEARS
13	20,000 NICHES	265,000 NICHES	120 YEARS

NOTE: CAPACITY AT FULL BUILD-OUT TO BE 300,000 NICHES





## EXECUTIVE SUMMARY

This Final Environmental Assessment (EA) evaluates the potential direct, indirect, and cumulative impacts on the human and natural environment resulting from the Department of the Navy (Navy) and Department of Veterans Affairs (VA) Proposed Action to transfer excess Federal property at the former NAS Alameda and its subsequent reuse by the VA. The Navy's Proposed Action is to dispose of excess property at the former Naval Air Station (NAS) Alameda via a Federal-to-Federal (Fed-to-Fed) transfer to VA. The VA Proposed Action is to establish a single location for combined services consistent with the national "One VA" goal, which advocates consolidating services wherever possible to ensure that the most centralized, coordinated, and efficient care and services are provided to Veterans in a local area. The Navy would be responsible for transfer of excess Federal property, and VA would be responsible for site preparation activities and the construction and operation of the proposed facilities. In addition, VA would be responsible for implementation of mitigation measures identified in this EA.

This Final EA has been prepared in accordance with the National Environmental Policy Act (NEPA) (Pub. L. 91-190, 42 U.S.C. 4321-4370f) and the implementing regulations of the Council on Environmental Quality (CEQ) (40 CFR 1500-1508). The Navy and VA are joint lead agencies for the Proposed Action.

## PURPOSE AND NEED

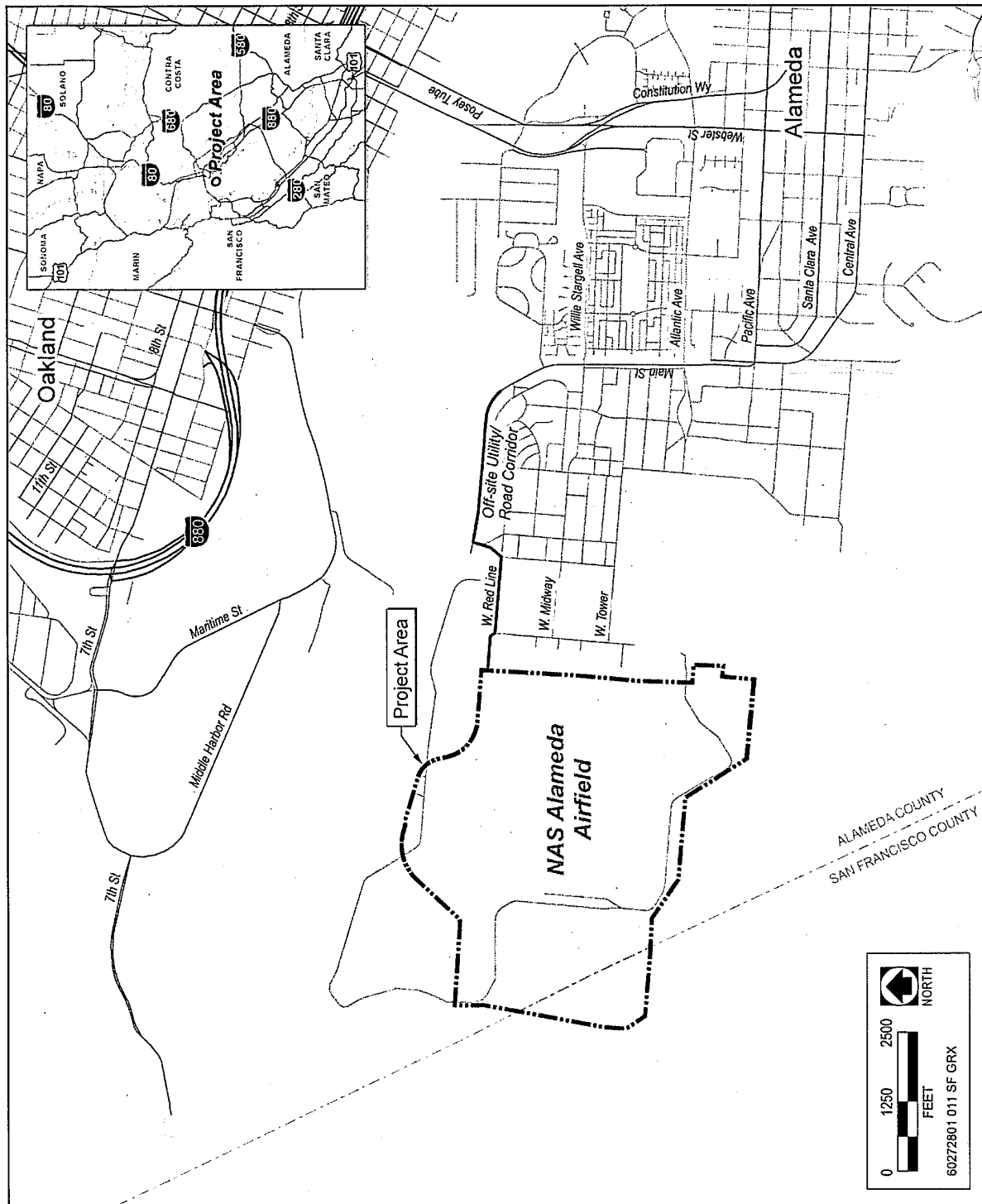
The Navy's purpose for the Proposed Action is to transfer excess property at the former NAS Alameda via a Fed-to-Fed transfer to VA. The Navy's need for the Proposed Action is to comply with the Defense Base Realignment and Closure Act of 1990, as amended. The 1993 Defense Base Closure and Realignment (BRAC) Commission recommended the closure of NAS Alameda.

VA's purpose is to establish a single location for combined services consistent with the national "One VA" goal, which advocates consolidating services wherever possible to ensure that the most centralized, coordinated, and efficient care and services are provided to Veterans in a local area. VA's need for the Proposed Action is to serve, care for, honor, and memorialize San Francisco Bay Area (Bay Area) Veterans in a manner that addresses the area's current and future capacity needs and provides a greater range of services at one location.

## PROJECT AREA

The project area, referred to as the VA Transfer Parcel, is located within the southwest corner of the former NAS Alameda property. The VA Transfer Parcel is comprised of the airfield area of the former NAS Alameda, which consists of inactive runways and support facilities. In addition, a California Least Tern<sup>1</sup> (CLT) colony is located within a 9.7-acre fenced area of the former airfield (see Figure ES-1). The VA Transfer Parcel is bordered by the San Francisco Bay to the west and south, and the remainder of the former NAS Alameda property, now referred to as Alameda Point, to the east and north. The City of Alameda is located east of the VA Transfer Parcel and the City of Oakland is located farther to the northeast. The majority of the VA Transfer Parcel is located within Alameda County, but a small portion in the southwest corner of the parcel is located in San Francisco County.

<sup>1</sup> The California Least Tern (*Sterna antillarum browni*) is a Federally listed endangered migratory bird.



Source: Data compiled by AECOM in 2012

**Figure ES-1:**

**Project Area, Former NAS Alameda, Alameda, California**

Depending on the action alternative selected, the VA Transfer Parcel would be either approximately 549 acres (Alternative 1) or 624 acres (Alternative 2) in size. Both action alternatives would include an approximate 112-acre VA Development Area within the larger VA Transfer Parcel. The remaining acreage within the VA Transfer Parcel, including the CLT colony, would remain undeveloped. The VA would also construct an off-site access utility/road corridor on approximately 6 acres of land to the east of the VA Transfer Parcel.

## BACKGROUND

The U.S. Department of Defense (DoD) has been reducing its basing and staffing requirements to match current force structure plans. As part of the process the 1993 BRAC Commission recommended the closure of NAS Alameda. In 1996, in response to the Federal screening process, U.S. Fish and Wildlife Service (USFWS) submitted a request for a portion of the land area that is the subject of VA's current request for property transfer. This property included the CLT colony and surrounding lands (including submerged lands) and was identified by USFWS as a proposed area for a national wildlife refuge. During a period from 2000–2001, USFWS and the Navy attempted to negotiate a memorandum of understanding for the property transfer to occur in 2003, however, the agencies reached an impasse regarding transfer of this property. Subsequently, the Navy engaged in discussions with other Federal entities that had a long-term need to acquire lands to support their missions. VA expressed interest in the property and submitted a formal request for the property in 2006 through a Fed-to-Fed property transfer. The submerged lands considered for transfer in USFWS's prior property request are not included in the proposed Fed-to-Fed transfer to VA.

The VA (i.e., Veterans Health Administration [VHA], Veterans Benefits Administration [VBA], and National Cemetery Administration [NCA]) currently provides services in the Bay Area. However, existing VA facilities are undersized and lack necessary specialty services to serve the Bay Area's current and projected Veteran populations. Additionally, these services are provided in multiple locations within a radius of nearly 100 miles, thus often requiring Veterans to travel substantial distances to receive necessary services and care. The VA Transfer Parcel has been identified by VA as the preferred location for its Proposed Action (i.e., construction and operation of a new OPC, VBA Outreach Office, and NCA Cemetery). The VA Transfer Parcel site best meets VA's purpose and need and siting criteria, including:

- Located within the desired VHA and NCA service areas, in this case Northern Alameda County and the Bay Area, respectively;
- The site is large enough to co-locate all components of the Proposed Action (i.e., OPC, VBA Outreach Office, and NCA Cemetery) at one site to meet the One VA goal, which advocates consolidating services wherever possible to ensure that the most centralized, coordinated, and efficient care and services are provided to Veterans in a local area;
- The site is not located in close proximity to sensitive land uses such as churches, schools, and aircraft flight paths;
- The site has sufficient space to meet future needs for NCA Cemetery internments (i.e., space to expand for at least 100 years);
- The Fed-to-Fed transfer would allow VA to own the property; and
- The site is accessible to existing utility infrastructure and transportation networks.

The One VA goal allows VA to create synergies and realize operational efficiencies by closely aligning the physical spaces used for various VHA, VBA, and NCA functions and services. Synergies and operational efficiencies include using shared space to reduce duplicate facility and utility expenses, aligning staff and programs to increase efficiency, and improving accessibility to multiple services to meet Veterans' needs.

## **SCOPE OF THE FINAL EA**

This Final EA evaluates the potential direct, indirect, short-term, and long-term impacts on the human and natural environment resulting from the Proposed Action. The Final EA also addresses potential cumulative impacts that may result from reasonably foreseeable projects in the region. The analysis of potential impacts is based on the full build-out of the Proposed Action. The Final EA documents the Navy's and VA's compliance with the requirements of NEPA, as amended and the CEQ regulations implementing NEPA (40 CFR Sections 1500-1508).

Resource areas examined in this Final EA and potentially impacted include biological resources; water resources; transportation, traffic, circulation, and parking; cultural resources; visual resources and aesthetics; land use; air quality; greenhouse gas emissions and climate change; socioeconomics and environmental justice; hazards and hazardous substances; utilities; noise; public services; and geology and soils.

## **NEPA PROCESS AND PUBLIC INVOLVEMENT**

NEPA establishes an environmental review process for actions undertaken by Federal agencies. The review process is intended to help public officials make decisions based on an understanding of the environmental consequences and take actions that protect, restore, and enhance the environment (40 CFR 1500.1). Further, the NEPA process recognizes the importance of public involvement in the agency decision-making process.

### **Public Scoping Period**

In accordance with CEQ regulations (40 CFR 1506.6, "Public Involvement"), the Navy and VA initiated a scoping period in December 2008 by mailing and publishing a notice of public scoping to Federal, State, and local agencies, and members of the public known or expected to be interested in the Proposed Action. The purpose of the scoping period was to provide an opportunity for agencies and members of the public to comment on the potential environmental issues and concerns regarding the Proposed Action and to determine the scope of issues to be addressed in this Final EA. The scoping period began on December 8, 2008 and ended on January 20, 2009 (total of 43 days). In addition, a public information meeting was held on December 18, 2008, at the *USS Hornet* Museum (707 West Hornet Avenue, Alameda, CA). Comments received addressed a variety of concerns, including increased traffic; the effects of a community hospital and helipad that was initially proposed as part of the VA development; and the effect of the project on the CLT.

The Navy and VA considered the comments received during the scoping process to help determine the range of issues and alternatives to be evaluated in this Final EA. Further, based on agency and public concerns received during the scoping period, VA modified the total scale of development in its original 2008 Proposed Action, by eliminating a proposed VA hospital (250,000 gross square feet [gsf]) and helipad and by reducing the total area of office space. Materials related to the EA Public Scoping Period and Public Information Meeting are provided in Appendix A (EA Public Involvement).



## Public Review of Draft EA

As part of the NEPA process, the Navy and VA released the Draft EA for a 56-day (February 22 - April 19, 2013) public review and comment period.<sup>2</sup> During this time period, a total of three separate public meetings were held on two separate days. Each meeting was preceded by an open information session to allow interested individuals to review information presented in the Draft EA. Navy and VA representatives were available during the information session to provide clarification as necessary related to the Draft EA. The three meetings were held at the following locations:

1. March 14, 2013, 1:00 – 3:00 p.m. - USS Hornet Museum, 707 W Hornet Avenue, Pier 3, Alameda, CA 94501;
2. March 14, 2013, 6:00 – 8:00 p.m. - USS Hornet Museum, 707 W Hornet Avenue, Pier 3, Alameda, CA 94501; and
3. April 10, 2013, 4:00 – 7:00 p.m. - City of Alameda Albert H. Dewitt Officers' Club, 641 West Redline Avenue, Alameda, CA 94501.

Two Notices of Availability (NOAs) announcing the public review period, public meetings, and extension of the public review period were published in local newspapers (*Alameda Times-Star*, *Oakland Tribune*, and *San Francisco Chronicle*) and mailed to Federal, State and local agencies, and interested members of the public. The NOAs are provided in Appendix A (EA Public Involvement). Electronic copies of the Draft EA were mailed to Federal, State, and local agencies and interested members of the public and posted to the Navy's BRAC Program Management Office Website (<http://www.bracpmo.navy.mil>) and VA's Website (<http://www.northerncalifornia.va.gov/planning/Alameda>). Electronic copies of the Draft EA were also provided to individuals by request, and hard copies made available for review at 11 public locations.

The purpose of the review and comment period was to collect public comments on the Draft EA. Federal, State, and local agencies and members of the public were encouraged to review and comment on the Draft EA during the 56-day public review period. Attendance and participation at the meeting was not required to provide comments. Federal, State, and local agencies, as well as interested parties, were also encouraged to review and comment on the Draft EA by mail, fax, and email. Equal weight was given to all comments received regardless of method received.

The Final EA has been revised, as appropriate, in response to the public comments received during the review and comment period and have been considered by VA and the Navy to evaluate the Proposed Action's alternatives and environmental impacts for purposes of making a final decision. Draft EA comments received and the Navy and VA's responses are presented in Appendix A (EA Public Involvement).

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<sup>2</sup> Based on comments from the public, the review and comment period was extended from 30 days to 56 days, and a third public meeting was held on April 10, 2013.

## Public Availability of Final EA

The Navy and VA have made this Final EA and the NEPA decision documents available to the public. An NOA announcing the availability of the Final EA and NEPA decision documents was published in the local newspapers (*Alameda Times-Star*, *Oakland Tribune*, and *San Francisco Chronicle*) and mailed to Federal, State, and local agencies and interested members of the public. Electronic copies of the Final EA and NEPA decision documents were mailed to Federal, State, and local agencies and interested members of the public and posted to VA's Website (<http://www.northerncalifornia.va.gov/planning/Alameda>). Electronic copies of the Final EA and NEPA decision documents were also provided to individuals by request, and hard copies were made available at the same public locations that the Draft EA was made available.

## IDENTIFICATION OF ALTERNATIVES

To identify alternatives, VA and the Navy rigorously explored and objectively considered other potentially reasonable alternatives to the Proposed Action. As part of the alternatives planning process, a range of preliminary site alternatives were identified and then screened against the Proposed Action's purpose and need as well as VA siting criteria. Through this process, some alternatives were eliminated from further consideration and the remaining alternatives were studied in detail as part of this NEPA review.

The planning process for establishing a new VA facility to serve Bay Area Veterans began in 2004. At the start of the planning process, various alternative locations in the Bay Area were considered. The alternatives ranged from consideration of separate sites for each of the VA Administrations (i.e., VHA, VBA, and NCA) to a single site large enough to fit all of the project components (i.e., One VA goal). For each of the three VA Administrations, alternative site locations were evaluated against specific siting criteria that were developed and used to screen and reduce the number of alternatives considered. Geographic location, site size, and land use compatibility were the primary screening factors, along with the ability of each alternative to meet the Proposed Action's purpose and need. In addition, the planning process considered the One VA goal, which advocates consolidating services wherever possible to ensure that the most centralized, coordinated, and efficient care and services are provided to Veterans in a local area. Chapter 2 of the Final EA describes the VA's siting criteria.

On August 30, 2011, the Navy and VA submitted a Biological Assessment (BA) to the USFWS and requested formal Section 7 consultation, pursuant to Section 7(a)(2) of the Endangered Species Act (ESA), for the Proposed Action, which at the time was the project as described under Alternative 1 in this EA. Following submission of the BA, the USFWS notified the Navy and VA on September 29, 2011 that USFWS was unable to initiate formal consultation, citing a desire for additional information. The USFWS, Navy, and VA then met numerous times to discuss the additional information needs as well as concerns regarding potential impacts of the project on the CLT. As a result of these discussions, the USFWS, Navy, VA, City of Alameda, and East Bay Regional Parks District (EBRPD) worked collaboratively to revise the project to minimize potential adverse affects of the Proposed Action on the CLT. This collaborative process resulted in the development of Alternative 2, which moved the proposed VA Development Area north, farther away from the CLT colony.

## ALTERNATIVES CONSIDERED IN THE FINAL EA

This Final EA analyzes two action alternatives that would involve a Fed-to-Fed transfer of excess Federal property; this area is referred to as the VA Transfer Parcel. The land transferred would consist of approximately 549 acres under Alternative 1 or approximately 624 acres under Alternative 2. Both action alternatives would include the construction and operation of a VHA Outpatient Clinic, VBA Outreach Office, Conservation Management Office, NCA Cemetery, and associated infrastructure on approximately 112 acres; this area is referred to as the VA Development Area. The remaining acreage would remain undeveloped. VA would also construct an off-site utility/road corridor on approximately 6 acres of land to the east of the VA Transfer Parcel. Also evaluated is the No Action Alternative, in which the Navy would retain ownership of the property under caretaker status. Alternative 2 has been identified as the Preferred Alternative by the VA. The alternatives examined are described below.

### Alternative 1

Under Alternative 1, the Navy would transfer approximately 549 acres to VA via a Fed-to-Fed transfer. Following the Fed-to-Fed transfer, VA would construct and operate a VHA OPC, VBA Outreach Office, NCA Cemetery, Conservation Management Office, and associated infrastructure on approximately 111 acres of the total VA Transfer Parcel. VA would also construct an off-site utility/road corridor on approximately 6 acres of land to the east of the VA Transfer Parcel. The remaining 438 acres of the VA Transfer Parcel, including the existing CLT colony, would remain undeveloped. The undeveloped portion of the VA Transfer Parcel would be managed for the long-term persistence and sustainability of the CLT colony and access would be restricted during the CLT breeding/nesting season (April 1 through August 15).

Construction would take approximately 18 months to complete and would include development of the VHA OPC and associated parking on 20 acres; access road and utilities infrastructure on 11 acres; the Conservation Management Office; and the first phase of the cemetery development on an estimated 20 acres of the total 80-acre cemetery area. The remainder of the cemetery area would remain undeveloped until there is a need for additional columbarium niches. VA typically phases cemetery development based on the demand expected during a 10-year period; VA estimates that approximately 25,000 columbarium niches (on approximately 6 acres) would be developed approximately every 10 years to meet the burial needs of Bay Area Veterans. Based on this phasing schedule, the final phase of the cemetery would be constructed around the year 2116.

The project components of Alternative 1 are summarized in Table ES-1 and illustrated in Figure ES-2. Additional information on the various project components are described in Chapter 2 of the Final EA.

### Alternative 2 (Preferred Alternative)

Under Alternative 2, the Navy would transfer approximately 624 acres to VA via a Fed-to-Fed transfer. Following property transfer, VA would construct and operate the identical development components as identified in Alternative 1, including an OPC, VBA Outreach Office, NCA Cemetery, Conservation Management Office, and associated infrastructure on approximately 112 acres of the total VA Transfer Parcel. VA would also construct an off-site utility/road corridor on approximately 6 acres of land to the east of the VA Transfer Parcel. Under

**Table ES-1: Summary of Proposed Development (Alternative 1 and 2)**

Project Component	Alternative 1		Alternative 2 (Preferred Alternative)	
	GSF	Acres	GSF	Acres
<b>VA Development Area</b>				
<b>Outpatient Clinic</b>	<b>158,000</b>	<b>20</b>	<b>158,000</b>	<b>20</b>
VHA Ambulatory Care Services	50,000		50,000	
VHA Specialty Services	25,000		25,000	
VHA Mental Health Services	25,000		25,000	
VHA Pharmacy/Lab/Radiology Services	18,500		18,500	
VHA Clinic Management/Education Space	4,000		4,000	
VHA Lobby	1,500		1,500	
EMS/Medical Administration	12,500		12,500	
Canteen	7,500		7,500	
Police Services	1,500		1,500	
VBA Outreach Offices	5,000		5,000	
Courtyard	NA		NA	
Surface Parking (632 spaces)	NA		NA	
NCA Offices and Public Information Center	7,500		7,500	
<b>NCA Cemetery</b>	<b>2,700</b>	<b>80</b>	<b>2,700</b>	<b>80</b>
West Cemetery Committal Service Shelters	1,800	50	NA	NA
East Cemetery Committal Service Shelters	900	30	NA	NA
<b>Conservation Management Office</b>	<b>2,500</b>	<b>See note<sup>1</sup></b>	<b>2,500</b>	<b>2</b>
<b>On-site Utility/Road Infrastructure</b>	<b>NA</b>	<b>11</b>	<b>NA</b>	<b>10</b>
<b><i>SUBTOTAL</i></b>	<b>163,200</b>	<b>111</b>	<b>163,200</b>	<b>112</b>
<b>VA Undeveloped Area</b>				
Undeveloped Managed Open Space <sup>2</sup>	NA	438	NA	512
<b>Total VA Transfer Parcel</b>				
<b><i>TOTAL</i></b>	<b>163,200</b>	<b>549</b>	<b>163,200</b>	<b>624</b>
<b>Off-site Utility/Road Corridor</b>				
Off-site Utility/Road Corridor	NA	6	NA	6

Notes: GSF = gross square feet; NA = not applicable; NCA = National Cemetery Administration; VA = Department of Veterans Affairs; VBA = Veterans Benefits Administration; VHA = Veterans Health Administration; EMS = emergency medical service

<sup>1</sup> Acreage is part of gross square footage for East Cemetery Committal Service Shelters.

<sup>2</sup> The undeveloped portion of the VA Transfer Parcel would be managed for the long-term persistence and sustainability of the CLT colony and access would be restricted during the CLT breeding/nesting season (estimated to be from April 1 through August 15).



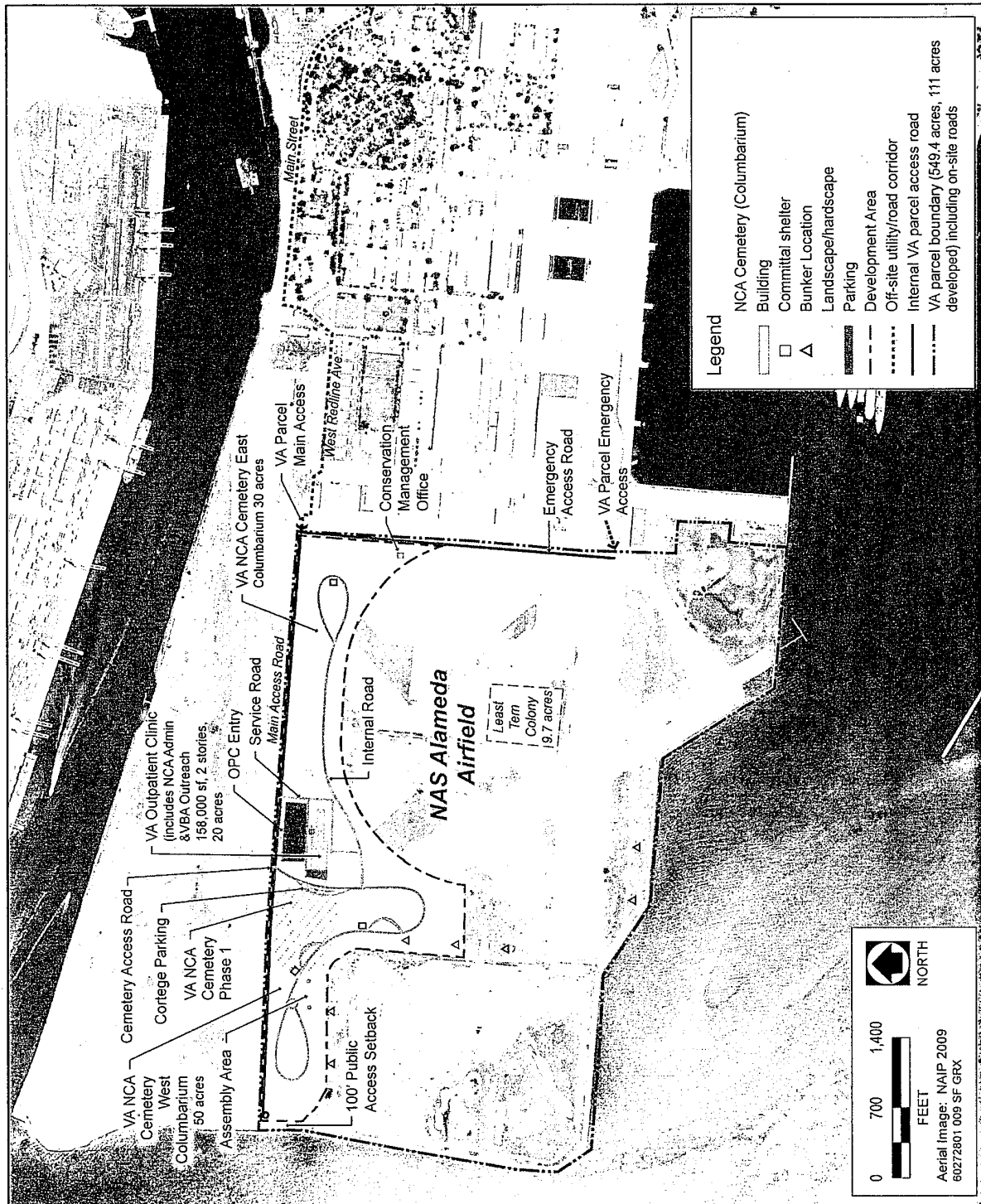


Figure ES-2:

Alternative 1 Site Plan

Alternative 2, the VA Development Area is located farther north than under Alternative 1. The placement of the VA Development Area under Alternative 2 moves the proposed development farther away from the CLT colony. In addition, the OPC, NCA Cemetery, Conservation Management Office, and access road would have a different configuration than under Alternative 1. The project components of Alternative 2 are summarized in Table ES-1 and illustrated in Figure ES-3.

The remaining 512 acres of the VA Transfer Parcel, including the existing CLT colony, would remain undeveloped. The undeveloped portion of the VA Transfer Parcel would be managed for the long-term persistence and sustainability of the CLT colony and access would be restricted during the CLT breeding/nesting season (April 1 through August 15).

### **No Action Alternative**

Under this alternative, the Fed-to-Fed transfer would not take place, and no VA facilities would be constructed on the site. Under the No Action Alternative, the property would be retained by the Navy in caretaker status until another action was taken on the property. No construction or redevelopment of the property would take place. On-site activities would be limited to maintenance, cleanup, and other actions associated with the Navy's caretaker status of the site. The Navy would continue its environmental cleanup under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

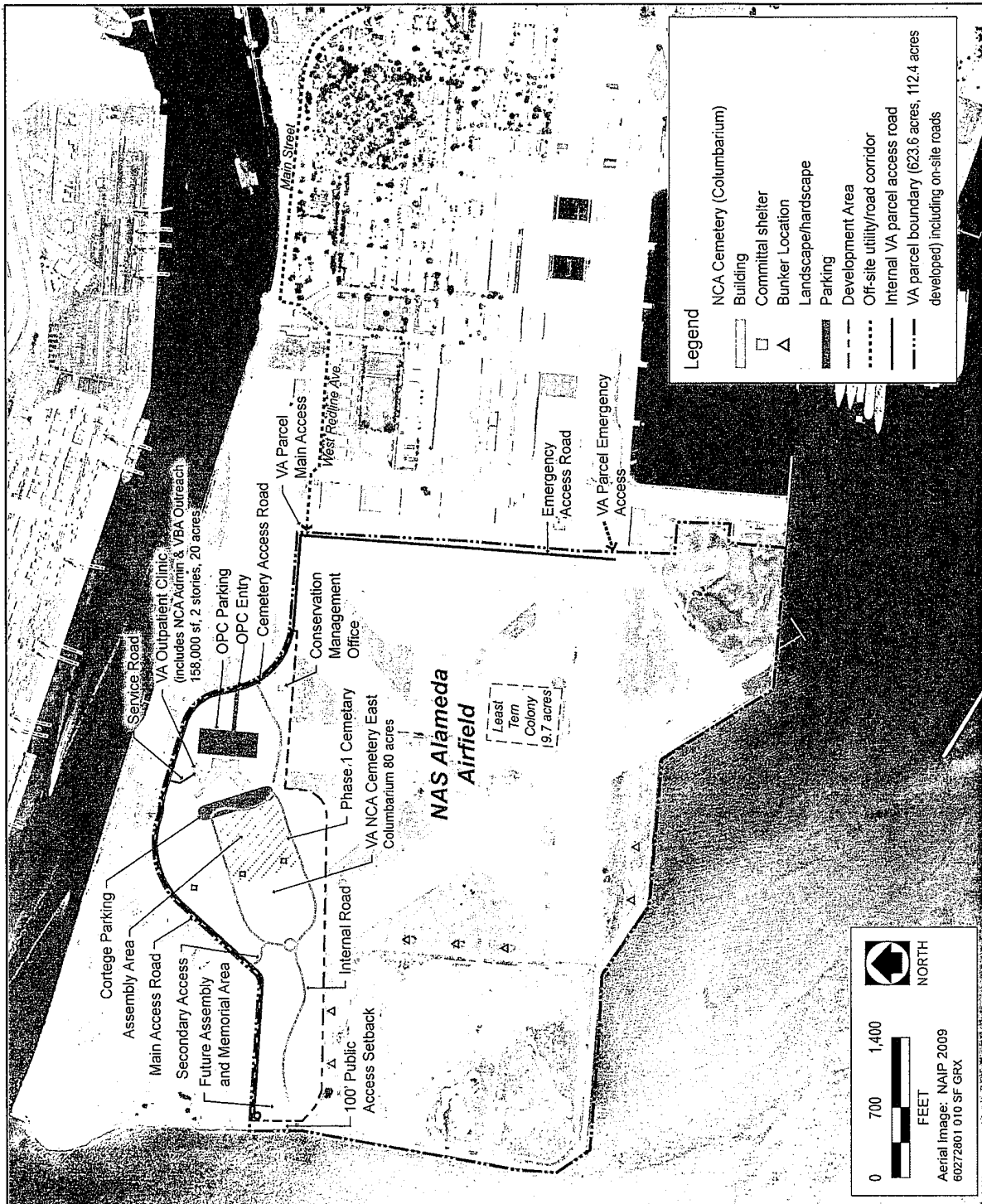
The VHA and VBA services would remain at the current locations, or because leasing arrangements would expire for some facilities, they would be relocated to other locations. For the NCA Cemetery, Bay Area Veterans would use the San Joaquin National Cemetery in Santa Nella, California (approximately 100 miles away), the Sacramento Valley National Cemetery (65 miles away), or a private cemetery.

The No Action Alternative is evaluated in detail in this EA as prescribed by CEQ regulations and provides a baseline for analysis of the action alternatives.

## **SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS**

The impact analysis compares projected future conditions to the affected environment. For each resource area, the potential construction or operational impacts are identified, if applicable. Table ES-2 presents a summary of the potential impacts resulting from the Proposed Action. More information on the impacts analysis for each resource area, including a description of the existing environment, assessment methodology, and description of potential effects is included in Chapter 3.

Each identified impact is characterized according to its significance. Impacts are either significant (with corresponding mitigation, as feasible) or not significant, or significant and unavoidable where mitigation is not feasible or would not eliminate or reduce the impact to not significant. The Navy would be responsible for transfer of excess Federal property and VA would be responsible for the construction and operation of the proposed facilities. In addition, VA would be responsible for implementation of, if applicable, the mitigation and avoidance measures identified in this EA.



Source: Data compiled by AECOM in 2012

Figure ES-3:

## Alternative 2 Site Plan

## **SUMMARY**

Under NEPA, the Federal agency proposing an action must evaluate the environmental effects (impacts) that can reasonably be anticipated to be caused by or result from the Proposed Action and alternatives. The Proposed Action will be required to comply with Federal, State, and local laws and regulations. The potential environmental impacts that have been evaluated are those impacts which can reasonably be expected to result from the lawful implementation of the Proposed Action. In identifying direct impacts and reasonably foreseeable indirect impacts, the Navy and VA have taken into account all applicable measures and restrictions protective of human health and the environment that are required by existing laws and regulations. In many instances, the existence of such laws and regulations renders impacts that might have occurred in the absence of such laws highly unlikely and not reasonably foreseeable. In other instances, such laws and regulations work to lessen potential impacts to levels that are not significant. Because compliance with applicable laws is mandatory for the action proponent, compliance with the requirements of such laws and regulations is generally not identified separately as mitigation. Measures or controls that can be taken to reduce impacts to a level that is not significant are suggested for each alternative, as appropriate.

The Navy's Proposed Action is to dispose of excess property at the former NAS Alameda via a Fed-to-Fed transfer to VA. Transfer of the property by the Navy to the VA, an administrative action, would not, in itself, have a direct adverse impact on the human and natural environment. Therefore, this EA's impact analysis is focused on the potential impacts resulting from the VA's subsequent construction and operation of a VHA OPC, VBA Outreach Office, Conservation and Management Office, NCA Cemetery, off-site utility/road corridor, and associated infrastructure.